

Weekly Updates

Predevelopment Meetings: During this week Development Services staff met with the following entities or persons:

Monday, March 19: Elementary & Early Childhood Center meeting Number 2

Staff met with Bob Tolomeo of the Broken Arrow Public School (BAPS), David Henke, P.E., CFM and Craig Thilsted of Crafton Tull, and Terry Maytum and Matthew Horn, Associate A.I.A., LEED® AP BD+C of GH2 Architects to discuss the proposed BAPS projects to be constructed on the south side of Albany Street west of the Sr. High School, and on the north side of Florence Street, about ¼ mile west of Aspen Avenue. This was a follow-up meeting to the initial meeting of 16 Nov 2011.

At each site, a new Elementary School (designed by GH2 Architects) and an Early Childhood Development Center (designed by Crafton Tull) are proposed to be constructed. Both sites are to be built concurrently.

Issues/topics discussed included fire protection/fire access issues, sidewalk construction, sanitary sewer issues including potential lift station improvements, signage, platting, water design, building issues/floor plans, and anticipated construction schedule (both sites to be operational in August 2013).

Tuesday, March 20: Kum & Go 844 Store, SE corner of New Orleans/Elm

Staff met with Barrick Rosenbaum, P.E., CFM to discuss the proposed Kum & Go 844 Store to be constructed at the SE corner of New Orleans Street and Elm Place.

The new store is to be about 5,000 ft², with gasoline and diesel fuel sales. The store is to be the new Kum & Go design.

Issues/topics discussed included sidewalks, signage, site lighting, sanitary sewer service lines, and proposed schedule (engineering plans and site plan submittals anticipated to be submitted early next week per Barrick).

Friday, March 23: Forest Creek Patio Homes (2nd meeting- different attendees)

Staff met with John Sipes, ABR, CRS of Sipes Realty, Matthew Drop of Labadie Construction, and Nick Enterline of Enterline Construction to discuss the Forest Creek Patio Homes development, located on the north side of Houston Street, east of Garnett Road. This is a platted subdivision that has some finished and occupied homes (approximately 20), and approximately 99 undeveloped platted lots. This is the second group that City staff has met with recently to discuss the completion of this development.

The meeting's intent was to provide the attendees with the status of the infrastructure construction, discuss in general what is needed to continue development construction for the project, and gather other information necessary to assess the cost to complete the development.

Issues/Topics discussed included the current status of construction, a potential code violation a partially-built structure, inspection of completed infrastructure, what infrastructure has been accepted by the City, tract access, and creek erosion north of the development. The meeting attendees reported that 6 banks own property in this development. The meeting attendees were provided a CD with the accepted design drawings of the original development on it for their reference.

Fire Chief update: We made rounds this week showing what was put together for the ISO evaluation. Everyone played a significant role. Again, thanks for the efforts. Also, thanks goes to all of those making comments and identifying issues with taking on non- emergency transports.

We have much to cover in the next year and a half. We look forward to the challenge and are excited to see the department grow. I hope everyone has enjoyed Spring Break, even with the most rain we have had in a year. Please take time to circle the calendar for June 23rd, which is the date for the Firefighter Summer Ball. We will have a big celebration.

Analysis of Sales Tax income for March 2012:

North Elm Economic Development Area: \$77,536 which is down \$19,645 from March 2011

General Merchandise/Food Sales: \$756,174 which is down \$32,691 from March 2011

Lumber sales: \$93,412 which is up \$27,981 from March 2011

Motels: \$24,120 which is up \$1,884 from March 2011 – of the 9 motels 5 were above their 2011 income

Eating establishments: \$364,772 which is down \$33,767 from March 2011

Downtown Area Sales Taxes: \$11,550 which includes \$3,841 from businesses that have opened since the TIF was created.

Police Chief update: Major Irwin is filling in for the Chief this week.

Patrol Division (Operations)

First Shift: 16 officers and 2 reserves were involved with the party call at the Clarion Inn. The initial officers arrived at 2342 hours and the last one cleared at 0202 hours. About 8 citations and 1 arrest were made. We estimated the crowd between 300-500 subjects. The parking lots at Clarion and QT were filled with partygoers and guests of the hotel. The parking lot spilled over to the two neighboring hotel properties. Once the crowd was dispersed from the Clarion, they quickly gathered at the Quik Trip. QT probably had over 100 subjects in their facility when we decided to close it down. Officers staged at the doors and took food from the subjects as they tried to leave QT without paying. After the fracas at the QT it looked as though a F5 moved through there. The business was a wreck and it took QT personnel about an hour to clean it up. The crowds then moved to McDonalds but we had no issues there. A bunch of them went to the Waffle House but it remained quiet. Although the event had “security” the room they reserved smelled of weed. The room is supposed to only hold 275 people but they were way over the limit. We were just concerned with getting the young crowd off the properties and on their way back to their homes. This so-called birthday party was supposed to be for 100 people but word of mouth drove the numbers extremely high. The room was rented by a subject out of north Tulsa and it appeared many of the constituents were from that area. Remarkably, the entire response went very well. It could have sparked up real quick but our quick response and show of force kept the crowds in check. Although we were outnumbered 20-to-1, the kids stayed calm and obeyed most of our orders. It was definitely an excellent job of teamwork by first and third shifts.

Officers responded to the area of the 1900 block of S. Lions in reference to two subjects dressed in black walking through the neighborhood and looking into vehicles. Upon arrival, the subjects ran when observing police. Officers quickly apprehended both subjects. Officers using a GPS located on one of the subjects located their getaway car/stolen property storage unit. Inside the vehicle, officers arrested another co-conspirator and recovered a vehicle full of stolen property. Many victims were located and 5 burglary to auto reports were taken.

Second Shift: Officers attempted to serve a felony warrant on a suspect who resides in the 1200 block N. 30th. They did not find him, but they found an active meth lab. During a protective sweep of the trailer, Officers noticed a part of a boot top and blue jeans visible at the bottom of a

pile of clothes at the foot of a bed. Officers arrested this suspect and recovered methamphetamine. He was charged with Manufacturing & Poss., both AFCF, and Obstructing. Two additional persons inside the home were also arrested for possession of methamphetamine and manufacturing methamphetamine.

Third Shift: Third shift responded to 1901 N Eucalyptus Ave regarding a Robbery. A 15yo female alleges she was walking home & took a short-cut behind Union Eighth Grade Center when she was accosted by a black male described as 5'8" to 5'10" and 50 to 60 years old. The man is alleged to have produced a knife and forced her to give him her counterfeit UGG boots.

A Field Training Officer and a new recruit had a motorist attempt to elude them on Wednesday night. They clocked a car travelling 85mph on Elm Place at about Charleston Street when the driver ducked into a neighborhood and finally came to a stop at Date & Birmingham Streets. The driver turned out to be a 16 year old male driving his '98 Buick Riviera.

Training Division

Training Unit

Training Personnel hosted a 3 day rifle school. EOC Personnel attended the Ok First Mesonet weather training in Norman last week. Officers are also putting together a recruiting campaign in attempts to attract more applicants.

Major Irwin, Headquarters Division

Criminal Investigations Division/Technical Investigators: CID and Patrol Officers investigated a 1st Degree Burglary that occurred in the 19800 block of E. 37th St. Basically, the victim woke up and observed two males dressed in black going through things in his house. When confronted, the suspects fled. Shortly thereafter, BAPD Officers stopped what they thought was the suspect vehicle as it was leaving the neighborhood. The victim could not identify the suspects and no arrests were made. A Patrol Sergeant successfully lifted several prints in various areas within the victim's residence. Of these prints, five were successfully matched to a suspect. He was arrested after a full confession.

Special Investigations Division: SIU assisted patrol with the take down of the meth lab in Camino Villa. Three arrests were made. SIU also conducted an investigation that resulted in one arrest for possession of marijuana with intent to distribute and the recovery of \$1500.00. Investigators also assisted Patrol with a forged prescription case at one of our local pharmacies. The husband stole a prescription pad from a local doctor and the wife was fraudulently getting the meds. Both were arrested.

Economic Development: Norm Stephens reports:

City was contacted by a citizen with questions concerning the Aspen and Tucson area, primarily interested in commercial and roadway development.

Continued to work with developers on the Aspen and Tucson corridor.

Researched information and met with Leslie per developers request concerning the city owned parcel of land at 9th and Kenosha.

Worked with Warren on potential meetings with developers and retailers for ICSC in May. I researched information to pass on to the Retail Coach.

Worked with Leslie on the RDS Manufacturing sewer line contract.

Contacted the Developer concerning a Main Street Restaurant. He has requested we present the information at the first meeting in April of the DAB.

Met with Warren and Shelley to go over a business plan reference an application for TIF funds.

Attended the Planning Commission due to a presentation by Wes Smithwick on the Downtown Development Program.

Tulsa Future Regional update from the Tulsa Chamber: Attached is February's Regional Monthly Report for your review

Dealing with Floods: The Police Department has prepared a protocol for dealing with flooded areas. It establishes a procedure and criteria for dealing with flooding on roads. A copy of the protocol is attached.

Purchase of the property at 112 N. Main: In my meeting with Dr. Mendenhall on March 14, 2012, he confirmed that all legal requirements for the sale of the property at 112 N. Main have been completed and on that same day the City Attorney received an email from Michelle Bergwall providing the same information and requesting that the City Attorney prepare a contract for sale and negotiate the final issues so the contract can go to the School Board in April. As soon as the contract has been approved by the School Board it will be placed on the City Council agenda.

Broken Arrow Economic Development (BAEDC) Contract Update:

TIF funding for downtown revitalization plan: Wes Smithwick will present the BAEDC proposal for development and implementation of the downtown revitalization plan to the Planning Commission on March 22, 2012 and to the Broken Arrow School District Board on April 9, 2012. Once these bodies have made their recommendation the proposed contract will be brought to the City Council for action.

Grant request for BAEDC: Wes Smithwick has requested information on submitting a grant request to the CVB to have a feasibility study done for a conference center. You will recall that the BAEDC approached the City about funding the same study and it was not supported by the staff.

Sunshine Review awards City second "Sunny Award": The city of Broken Arrow's website received its second "Sunny Award" which awards state and local government grades on the subject of website transparency. The city was given a "C" in 2010 and has since received an "A+" the last two years. The award recognizes the best state and local government websites in America that exceed transparency standards. This year, only 214 of the 6,000 government websites ranked by Sunshine Review received a Sunny Award. This year, three city governments received an A+ including the City of Tulsa, City of Broken Arrow and City of Owasso. See attached letter for additional information.

Uniform Building Code Commission hears report on bill relating to fire sprinklers: Author Justin Martino, 03-20-12 (eCap)

The Uniform Building Commission received a report Tuesday on a bill that would prohibit a municipality or other political subdivision from requiring the installation of an automatic residential fire sprinkler system in one- and two-family dwellings. Because the item was not listed on the board's agenda, board members were not able to discuss the bill, though Mike Barnes, who serves on the board of directors for the Fire Marshal's

Association of Oklahoma, provided a report on the bill during the section of the meeting reserved for public comment.

HB 2659, by Rep. Fred Jordan, R-Jenks, and Sen. Dan Newberry, R-Tulsa, requires fees to be remitted to the Oklahoma Uniform Building Code Commission 30 days after the end of the preceding calendar year. It allows past-due payments to be charged a late fee of 1 percent per month until paid. It directs the commission to report to the governor, Senate president pro tempore and House speaker semiannually its collections, past-due charges, late fee assessments and late fee collections for the six months preceding the report. It also requires the commission to provide to the governor, Senate president pro tempore and House speaker semiannual itemized report of all revenues, collections, expenditures, past-due charges, late fee assessments and late-fee collections for the six months preceding the report and to make the same report available on the commission's website at the time of reporting. The bill removes language relating to the due date for deposits to the Oklahoma Uniform Building Code Commission Revolving Fund. It prohibits a municipality or other political subdivision from requiring the installation of an automatic residential fire sprinkler system in one- and two-family dwellings.

The section of the bill prohibiting a municipality from requiring the installation of residential sprinkler systems in one- and two-family dwellings was added by amendment when the bill was heard on the House floor on March 5. The bill has been passed to the Senate and has been referred to the Senate Business and Commerce Committee.

Barnes said he believes some groups have concern that there might be an attempt to require more buildings to have the sprinkler systems, but he added there are no plans for a statewide requirement of sprinklers in single-family homes, which is the main area of concern. He said he plans on meeting with groups who are supporting the bill and hopes to resolve the issue quickly.

"I'm hoping the bill will be pulled after the meeting," he said.

The commission also approved permanent rules, adopting guidelines for administrative operations, general provisions and adopting modified provisions of the 2009 International Building Code, 2009 International Fire Code and 2009 International Existing Building Code. No public comments were made on any of the changes except the adoption of the 2009 International Fire Code. State Fire Marshal Robert Doke provided written comment objecting to the adoption of the International Fire Code because it did not include provisions of the 2006 edition of the National Fire Protection Association 101 Life Safety Code. He added in his comment he would not object to the adoption of the rules if they included provisions of the 101 Life Safety Code.

Also at the meeting, Riley Shaull, chief financial officer for the Office of State Finance, provided a financial update for the board.

Currently, the board has an annual positive variance of around \$180,000 and a year-to-date positive variance of about \$56,000, Shaull said. He added the office has trended out salaries, which are not encumbered, for the rest of the fiscal year and determined that, barring any new encumbrances, the board would be able to meet all of its financial obligations. Shaull also said the board is receiving about \$51,000 a month in fees.

Special Events: The Special Events Committee is now meeting on an as needed basis. I will have their meeting minutes on the weekly update immediately after their meeting. See attached report for this week's minutes.

Electronic Media Activity:**Convention and Visitors Bureau**

Likes – 369; Friends of Fans – 210,774; Talking about site – 4; Total reached – 115

Broken Arrow Farmers Market

Likes – 262; Friends of Fans – 72,576; Talking about site – 4; Total reached – 47

Publications

Name	Visits	Page flips	Page Flips per visit	Time per Visit
Broken Arrow Online Visitor Guide.pdf	3	46	15	15 min 10 sec
BA_MeetingPlanner-Book.pdf	7	17	2	1 min 45 sec
BA Parks & Recreation Master Plan.pdf	6	91	15	3 min 33 sec
2010 Annual Report	4	6	1	0 min 9 sec
2011-2012 Adopted Annual Budget.pdf	6	206	34	6 min 27 sec
BA_RetailDev_2011e.pdf	1	10	10	1 min 9 sec
Downtown Plan (web file)	1	2	2	0 min 10 sec